



# **Financial Report Package**

**Unaudited for Management's Use Only**

**June 2023**

**Prepared for**

**Pinewood Village Condo Assn Inc.**

**By**

**Ameri- Tech Realty, Inc.**

## Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.



**Balance Sheet - Operating**  
 Pinewood Village Condo Assn Inc.  
 End Date: 06/30/2023

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**Assets**

10-1010-00-00 Petty Cash (Mike Gray)	\$250.00	
<b>OPERATING FUNDS</b>		
11-1020-00-00 General - (06) Acct	47,155.46	
11-1043-00-00 Cadence OP 6291	50,769.43	
11-1050-00-00 BB&T OP Ins. Deductible	33,065.24	
Total OPERATING FUNDS:		\$130,990.13
<b>RESERVE FUNDS</b>		
12-1047-00-00 BB & T - (07) Money Market	12,763.89	
12-1052-00-00 Bank United M/M	31,040.93	
12-1053-00-00 CD Bank of the Ozarks #388 .1010% 1/25/23	37,620.84	
12-1055-00-00 Ozarks M/M	101,152.93	
12-1057-00-00 Ozarks # 9267 .1010% 11/11/2022	104,821.38	
12-1059-00-00 Cadence M/M	6,614.67	
Total RESERVE FUNDS:		\$294,014.64
<b>DELINQUENCIES &amp; MISC ASSI</b>		
18-1700-00-00 BB & T Loan	402,994.85	
18-1800-00-00 Delinquent Accounts	61,752.03	
18-1810-00-00 Special Assessment Delinquent Accounts	6,102.49	
Total DELINQUENCIES & MISC ASSE		\$470,849.37
<b>Total Assets:</b>		<b>\$896,104.14</b>

**Liabilities & Equity**

<b>LIABILITIES</b>		
20-2010-00-00 Reserves - Painting Buildings	6,867.01	
20-2015-00-00 Reserves - Painting Carports	3,215.37	
20-2020-00-00 Reserves - Roofing Carports	27,298.11	
20-2030-00-00 Reserves - Roofing	30,294.88	
20-2050-00-00 Reserves - Storm Pipe	95,039.76	
20-2055-00-00 Reserves - Front Wall	353.65	
20-2060-00-00 Reserves - Pool Surface	2,578.26	
20-2061-00-00 Reserves - Deductible/Premium	32,853.37	
20-2065-00-00 Reserves - Pool Deck	216.00	
20-2070-00-00 Reserves - Pool Heating/Surface/Deck	3,410.29	
20-2080-00-00 Reserves - Interest	1,529.31	
20-2100-00-00 Reserves - Deferred Maintenance	42,112.20	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	48,246.43	
Total LIABILITIES:		\$294,014.64
<b>PREPAIDS &amp; MISC LIABILITIES</b>		
23-2300-00-00 PrePaid Maintenance Fees	39,232.80	
23-2310-00-00 Special Assessment Prepaid	31,907.22	
23-2700-00-00 BB & T Loan	402,994.85	
Total PREPAIDS & MISC LIABILITIES		\$474,134.87
<b>EQUITY/CAPITAL</b>		
30-3100-00-00 Prepaid/Delinq Adjustment	(3,285.50)	
30-3200-00-00 Prior Years Earnings	167,134.98	
Total EQUITY/CAPITAL:		\$163,849.48
Net Income Gain / Loss	(35,894.85)	
<b>Total Liabilities &amp; Equity:</b>		<b>\$896,104.14</b>



**Income Statement - Operating**  
**Pinewood Village Condo Assn Inc.**  
 06/30/2023

Date: 7/6/2023  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$41,729.34	\$43,336.92	(\$1,607.58)	\$253,763.84	\$260,021.52	(\$6,257.68)	\$520,043.00
4020 Unit Late Fees	97.59	-	97.59	731.57	-	731.57	-
4110 Special Assessment 3/2021-3/2026	25,879.09	13,750.08	12,129.01	103,295.07	82,500.48	20,794.59	165,001.00
4120 Deductible Premium	-	2,737.75	(2,737.75)	-	16,426.50	(16,426.50)	32,853.00
4400 Interest Income	38.32	-	38.32	238.25	-	238.25	-
4500 Residency Application Fees	-	-	-	1,200.00	-	1,200.00	-
4540 Social Committee Club	-	-	-	271.00	-	271.00	-
4800 Other Income	-	-	-	1,601.28	-	1,601.28	-
<b>Total REVENUE</b>	<b>67,744.34</b>	<b>59,824.75</b>	<b>7,919.59</b>	<b>361,101.01</b>	<b>358,948.50</b>	<b>2,152.51</b>	<b>717,897.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Bank/Administrative	807.95	291.67	(516.28)	5,030.99	1,750.02	(3,280.97)	3,500.00
5015 Coupons/Lockbox	-	78.67	78.67	-	472.02	472.02	944.00
5300 Insurance	14,856.22	13,666.67	(1,189.55)	89,334.20	82,000.02	(7,334.18)	164,000.00
5600 License/Permit Fees	-	25.00	25.00	300.00	150.00	(150.00)	300.00
5620 Division Fees	-	43.67	43.67	-	262.02	262.02	524.00
5700 Newsletter / Website	-	49.58	49.58	595.00	297.48	(297.52)	595.00
5800 Management Fees	1,000.00	1,000.00	-	6,000.00	6,000.00	-	12,000.00
5900 Legal Fees	1,103.40	291.67	(811.73)	7,230.11	1,750.02	(5,480.09)	3,500.00
5910 Professional - Audit/Tax Prep Fees	400.00	189.58	(210.42)	400.00	1,137.48	737.48	2,275.00
<b>Total ADMINISTRATIVE</b>	<b>18,167.57</b>	<b>15,636.51</b>	<b>(2,531.06)</b>	<b>108,890.30</b>	<b>93,819.06</b>	<b>(15,071.24)</b>	<b>187,638.00</b>
<b>MAINTENANCE &amp; REPAIR EXPENSE</b>							
5200 Pest Control/Termite	-	905.00	905.00	6,655.00	5,430.00	(1,225.00)	10,860.00
5400 Lawn Maintenance	5,120.00	2,510.00	(2,610.00)	15,160.00	15,060.00	(100.00)	30,120.00
5430 Turf Pest Control	900.00	900.00	-	5,400.00	5,400.00	-	10,800.00
6100 Repair/Maintenance - Buildings & Grounds	683.29	833.33	150.04	2,184.43	4,999.98	2,815.55	10,000.00
6130 Repair-Maint-Fire Inspection	-	29.17	29.17	-	175.02	175.02	350.00
6200 Repair / Maintenance - Pool	673.00	450.00	(223.00)	4,795.14	2,700.00	(2,095.14)	5,400.00
6210 Repair / Maintenance - Clubhouse	-	75.00	75.00	-	450.00	450.00	900.00
8010 Social Committee Club	-	-	-	47.82	-	(47.82)	-
<b>Total MAINTENANCE &amp; REPAIR EXPENSE</b>	<b>7,376.29</b>	<b>5,702.50</b>	<b>(1,673.79)</b>	<b>34,242.39</b>	<b>34,215.00</b>	<b>(27.39)</b>	<b>68,430.00</b>
<b>UTILITIES</b>							
7000 Utilities - Electric Street Lights/Clubhouse	870.55	841.67	(28.88)	7,095.05	5,050.02	(2,045.03)	10,100.00
7001 Utilities - Water	3,406.14	3,460.17	54.03	20,436.84	20,761.02	324.18	41,522.00
7002 Utilities - Fire Protection	-	10.00	10.00	-	60.00	60.00	120.00
7003 Utilities - Stormwater	1,514.04	1,516.67	2.63	9,084.24	9,100.02	15.78	18,200.00
7004 Utilities - Trash Disposal/Recycling	1,905.05	1,891.67	(13.38)	11,430.30	11,350.02	(80.28)	22,700.00
7006 Sewer	4,254.15	4,307.50	53.35	25,524.90	25,845.00	320.10	51,690.00
7009 Utilities - TV Cable	6,842.85	6,655.00	(187.85)	40,678.29	39,930.00	(748.29)	79,860.00
<b>Total UTILITIES</b>	<b>18,792.78</b>	<b>18,682.68</b>	<b>(110.10)</b>	<b>114,249.62</b>	<b>112,096.08</b>	<b>(2,153.54)</b>	<b>224,192.00</b>
<b>NON OPERATING EXPENSES</b>							
9020 Reserves - Roofing Carports	595.08	595.08	-	3,570.48	3,570.48	-	7,141.00
9040 Reserves - Paving/ Reseal	3,159.08	3,159.08	-	18,954.48	18,954.48	-	37,909.00
9070 Reserves - Pool Heating/Surface/Deck	272.42	272.42	-	1,634.52	1,634.52	-	3,269.00
9100 Reserves - Deferred Maint	2,026.50	2,026.50	-	12,159.00	12,159.00	-	24,318.00
9110 Reserves - Special Assessment 2021 - 2026	25,879.59	13,750.08	(12,129.51)	103,295.07	82,500.48	(20,794.59)	165,001.00



**Income Statement - Operating**  
**Pinewood Village Condo Assn Inc.**  
 06/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total NON OPERATING EXPENSES</b>	\$31,932.67	\$19,803.16	(\$12,129.51)	\$139,613.55	\$118,818.96	(\$20,794.59)	\$237,638.00
<b>Total EXPENSES</b>	\$76,269.31	\$59,824.85	(\$16,444.46)	\$396,995.86	\$358,949.10	(\$38,046.76)	\$717,898.00
<b>COMBINED NET INCOME</b>	(\$8,524.97)	(\$0.10)	(\$8,524.87)	(\$35,894.85)	(\$0.60)	(\$35,894.25)	(\$1.00)



**Income Statement Summary - Operating**  
 Pinewood Village Condo Assn Inc.  
 Fiscal Period: June 2023

Date: 7/6/2023  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Unit Maintenance Fees	45,899.70	39,965.98	42,603.59	40,229.57	43,335.66	41,729.34	-	-	-	-	-	-	\$253,763.84
4020 Unit Late Fees	257.57	160.81	133.23	46.78	35.59	97.59	-	-	-	-	-	-	731.57
4110 Special Assessment 3/2021-3/2026	14,065.39	11,474.84	16,447.37	16,953.56	18,474.82	25,879.09	-	-	-	-	-	-	103,295.07
4400 Interest Income	39.84	33.43	46.59	43.01	37.06	38.32	-	-	-	-	-	-	238.25
4500 Residency Application Fees	-	-	450.00	150.00	600.00	-	-	-	-	-	-	-	1,200.00
4540 Social Committee Club	-	234.50	-	36.50	-	-	-	-	-	-	-	-	271.00
4800 Other Income	91.14	1,336.14	-	174.00	-	-	-	-	-	-	-	-	1,601.28
<b>Total REVENUE</b>	<b>60,353.64</b>	<b>53,205.70</b>	<b>59,680.78</b>	<b>57,633.42</b>	<b>62,483.13</b>	<b>67,744.34</b>							<b>361,101.01</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Bank/Administrative	486.00	240.00	355.54	624.80	2,516.70	807.95	-	-	-	-	-	-	5,030.99
5300 Insurance	14,954.66	14,954.66	14,856.22	14,856.22	14,856.22	14,856.22	-	-	-	-	-	-	89,334.20
5600 License/Permit Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5700 Newsletter / Website	595.00	-	-	-	-	-	-	-	-	-	-	-	595.00
5800 Management Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	6,000.00
5900 Legal Fees	350.00	1,096.73	1,745.18	1,657.45	1,277.35	1,103.40	-	-	-	-	-	-	7,230.11
5910 Professional - Audit/Tax Prep Fees	-	-	-	-	-	400.00	-	-	-	-	-	-	400.00
<b>Total ADMINISTRATIVE</b>	<b>17,385.66</b>	<b>17,291.39</b>	<b>17,956.94</b>	<b>18,438.47</b>	<b>19,650.27</b>	<b>18,167.57</b>							<b>108,890.30</b>
<b>MAINTENANCE &amp; REPAIR EXPENSE</b>													
5200 Pest Control/Termite	-	4,865.00	125.00	1,665.00	-	-	-	-	-	-	-	-	6,655.00
5400 Lawn Maintenance	2,510.00	-	2,510.00	2,510.00	2,510.00	5,120.00	-	-	-	-	-	-	15,160.00
5430 Turf Pest Control	900.00	900.00	963.00	900.00	837.00	900.00	-	-	-	-	-	-	5,400.00
6100 Repair/Maintenance - Buildings & Grounds	365.86	31.48	668.94	184.13	250.73	683.29	-	-	-	-	-	-	2,184.43
6200 Repair / Maintenance - Pool	450.00	450.00	1,862.00	395.80	964.34	673.00	-	-	-	-	-	-	4,795.14
8010 Social Committee Club	-	-	221.46	(173.64)	-	-	-	-	-	-	-	-	47.82
<b>Total MAINTENANCE &amp; REPAIR EXPENSE</b>	<b>4,225.86</b>	<b>6,246.48</b>	<b>6,350.40</b>	<b>5,481.29</b>	<b>4,562.07</b>	<b>7,376.29</b>							<b>34,242.39</b>
<b>UTILITIES</b>													
7000 Utilities - Electric Street Lights/Clubhouse	420.36	2,216.92	1,513.85	1,633.20	440.17	870.55	-	-	-	-	-	-	7,095.05
7001 Utilities - Water	3,406.14	3,406.14	3,406.14	3,406.14	3,406.14	3,406.14	-	-	-	-	-	-	20,436.84
7003 Utilities - Stormwater	1,514.04	1,514.04	1,514.04	1,514.04	1,514.04	1,514.04	-	-	-	-	-	-	9,084.24
7004 Utilities - Trash Disposal/Recycling	1,905.05	1,905.05	1,905.05	1,905.05	1,905.05	1,905.05	-	-	-	-	-	-	11,430.30
7006 Sewer	4,254.15	4,254.15	4,254.15	4,254.15	4,254.15	4,254.15	-	-	-	-	-	-	25,524.90
7009 Utilities - TV Cable	6,464.88	6,842.64	6,842.64	6,842.64	6,842.64	6,842.85	-	-	-	-	-	-	40,678.29
7010 Utilities - Electric - Clubhouse	623.22	(623.22)	-	-	-	-	-	-	-	-	-	-	-
<b>Total UTILITIES</b>	<b>18,587.84</b>	<b>19,515.72</b>	<b>19,435.87</b>	<b>19,555.22</b>	<b>18,362.19</b>	<b>18,792.78</b>							<b>114,249.62</b>
<b>NON OPERATING EXPENSES</b>													
9020 Reserves - Roofing Carpents	595.08	595.08	595.08	595.08	595.08	595.08	-	-	-	-	-	-	3,570.48
9040 Reserves - Paving/ Reseal	3,159.08	3,159.08	3,159.08	3,159.08	3,159.08	3,159.08	-	-	-	-	-	-	18,954.48



**Income Statement Summary - Operating**  
 Pinewood Village Condo Assn Inc.  
 Fiscal Period: June 2023

Date: 7/6/2023  
 Time: 4:21 pm  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9070 Reserves - Pool Heating/Surface/Deck	272.42	272.42	272.42	272.42	272.42	272.42	-	-	-	-	-	-	\$1,634.52
9100 Reserves - Deferred Maint	2,026.50	2,026.50	2,026.50	2,026.50	2,026.50	2,026.50	-	-	-	-	-	-	12,159.00
9110 Reserves - Special Assessment 2021 - 2026	13,750.08	39,290.31	(11,052.79)	16,953.56	18,474.32	25,879.59	-	-	-	-	-	-	103,295.07
<b>Total NON OPERATING EXPENSES</b>	<b>19,803.16</b>	<b>45,343.39</b>	<b>(4,999.71)</b>	<b>23,006.64</b>	<b>24,527.40</b>	<b>31,932.67</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>139,613.55</b>
<b>Total EXPENSES</b>	<b>60,002.52</b>	<b>88,396.98</b>	<b>38,743.50</b>	<b>66,481.62</b>	<b>67,101.93</b>	<b>76,269.31</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>396,995.86</b>
<b>Net Income:</b>	<b>351.12</b>	<b>(35,191.28)</b>	<b>20,937.28</b>	<b>(8,848.20)</b>	<b>(4,618.80)</b>	<b>(8,524.97)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(35,894.85)</b>